

**Grantee: Kent County, MI**

**Grant: B-08-UN-26-0002**

**April 1, 2011 thru June 30, 2011 Performance Report**

**Grant Number:**

B-08-UN-26-0002

**Obligation Date:****Grantee Name:**

Kent County, MI

**Award Date:****Grant Amount:**

\$3,912,796.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

The tracts were rated from 1-10 in the Estimated Foreclosure Abandonment Risk Score (FARS) data, with 1 representing the lowest risk and 10 the greatest. 356 block groups are represented and scored in the data with a median score of 4. Scores greater than 5 indicate areas where the abandonment risk is greatest, exceeding the median as represented at Attachment 1, Estimated Foreclosure Abandonment Risk Score. Of the 356 block groups reported, 112 (or 31%) had FARS scores greater than 5, indicating increased risk. These areas are in the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. Other communities scored above the median but when comparing per capita foreclosures they do not represent a density of properties where it is felt NSP could have as great an impact. This data is at Exhibit A (Kent County Target Areas).

NSP development will work within the boundaries of these areas as they represent the areas at greatest risk of further neighborhood decline from foreclosed and abandoned homes. Directing projects to these areas is part of a strategic approach the County is taking to limit the decline of neighborhoods due to continuing foreclosure trends. Predicted 18 month Underlying Foreclosure Rates &ndasha large percentage of tracts within the strategic areas identified by FARS are at high risk of increased foreclosure over the next 18 months. The 356 tracts in Kent County were scored from 1 to 10. The median score is 4.3 with 6 indicating a high likelihood of continued deterioration. These tracts are charted in Attachment 2 (labeled 18 Month Problem Foreclosure Rate). This predicted underlying problem foreclosure rate analysis combined with FARS supports the identification of areas of greatest need to include the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. The areas are mapped at Exhibit A, Predicted 18 Month Foreclosure Rate. As with the FARS data, other areas in the County show percentage scores above 6% but when considering actual numbers of parcels at risk of foreclosure it is felt best to limit investment to the listed communities to have the greatest impact with limited funding.

Total Foreclosure as a Percent of Total Parcels from foreclosure information provided by CRI of the Johnson Center at GVSU. They assembled the data from multiple sources including Kent County Equalization and Treasurer's offices. Block group level analysis of areas with the highest percentages of foreclosures per number of parcels identified areas of concern. Each area had a percentage of foreclosures exceeding the County rate of 4.5% and together include over 2100 foreclosed parcels. Few areas in the county are not grossly affected by foreclosures as demonstrated in these sets of data. The greatest stabilization of neighborhoods can be achieved in more densely developed areas where the proximity of foreclosed properties to each other is most likely to impact a larger number of other parcels.

While recognizing there is as great an existing problem in the more rural parts of the county we will concentrate our stabilization efforts in the more urban, more densely developed areas identified in each of the three data sets discussed above. Three cities, Wyoming, Kentwood and Grandville as well as Gaines and Plainfield Townships have been identified as areas of great need. In an effort to concentrate NSP funds County staff considered the evaluation of the three categories listed above. Broad geography has been identified showing the areas where total foreclosure percentages, 18 month underlying problem areas and FARS scores overlap and is included on the map at Exhibit A. This area is limited to Gaines and Plainfield Townships and the cities of Wyoming, Kentwood, and Grandville. NSP funded activities will be concentrated in these areas and limited to eligible neighborhoods where the impact of the redevelopment and resale of foreclosed and abandoned properties will be the greatest.

**Distribution and and Uses of Funds:**

As required by Section 2301(c)(2) of HERA, the County is required to direct funding to areas of greatest need as defined by:

- Areas with the greatest percentage of home foreclosures
- Areas with the highest percentage of homes financed with a subprime mortgage related loan
- Areas identified as likely to face a significant rise in the rate of foreclosures.

The county will ensure 100% of NSP funds will benefit individuals and households with incomes at or below 120% of the area median income (AMI). Additionally, at least 25% of NSP funds will benefit individuals and households with incomes at or below 50% of the area median income. In order to meet these goals, the county proposes to allocate funding under the following general categories:

1. Purchase with rehabilitation of abandoned foreclosed homes for resale to individuals and families earning at or less than 120% area median income. The county will expend 71.1% of NSP funds in this eligible category of purchasing and rehabilitating foreclosed upon homes. Sale to individuals and households will be on affordable terms using soft second mortgages. Twenty two percent of funds in this category will be expended to provide homeownership opportunities for individuals and households earning 50% or less of AMI in order to meet the income targeting requirement of HERA. Additionally, all home purchasers will be required to attend a minimum of 8 hours of pre-purchase homeowner education in order to give them the knowledge and skills necessary to make them successful homeowners.

2. Purchase with rehabilitation abandoned and foreclosed multi-unit properties to provide affordable rental units. The county will invest 18.4% of NSP funds in this eligible category to purchase and rehabilitate apartment units in order to provide affordable rental units to individuals and households earning at or below 50% AMI. The County will expend 10% of NSP funds in this eligible category Kent County has significant numbers of foreclosed properties concentrated in the identified areas of greatest need. Partnering with existing experienced non-profit developers, the County will strategically target neighborhoods experiencing decline due to the proximity of abandoned foreclosed properties. The County will direct existing programs and funding to further this strategic targeting, when possible. Such programs include the HOME Investment Partnership Program for mortgage leveraging where appropriate and CDBG for infrastructure investment when called for. Additionally the County will ensure our development partners provide additional services to NSP beneficiaries of other social service programs so those resources enhance family and housing stability. Energy assistance, Earned Income Tax Credit education, tax preparation and county health services are among the offerings available. Funds from this category will be provided to support the establishment of a Kent County and Bank Authority as described above. The County will monitor program income and will reallocate it on eligible NSP projects. A minimum of 25% of program income will be expended on projects benefiting individuals and households earning at or below 50% AMI.

## Definitions and Descriptions:

(1) Definition of blighted structure in context of state or local law.

Response: A blighted property is a blighted/abandoned/uninhabitable property that meets any of the following criteria as defined

- a) Declared a public nuisance in accocal housing, building, plumbing, fire, or other related code or ordinance.
- b) Attractive nuisance because of physical condition or use.
- c) Fire hazard or is otherwise dangerous to the safety of persons or property.
- d) Has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of 1 year or more so that the property is unfit for its intended use
- e) The property is tax reverted property owned by a municipality, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- f) The property is owned or is under the control of a land bank fast track authority under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- g) The property is improved real property that has remained vacant for 5 consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.
- h) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within 1 year after the receipt of notice to rehabilitate from appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program &ndash;specific requirements such as continued affordability.

Response: Affordable rents will follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will not exceed 30 percent of the family's adjusted income. If the unit receives federal or state project-based rental subsidies and the very-low income family pays a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e. tenant contribution plus project based rental subsidy) is the rent allowable under the Kent County Housing Commission section 8 Housing Choice Voucher Program.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response: The Kent County Community Development Department will ensure continued affordability by utilizing the following tools:

- A. Minimum Affordability Period: The NSP assisted housing will meet at minimum HOME affordability requirements for not less than the applicable period. Units assisted with NSP dollars of \$15,000 or less are subject to a 5 year affordability period. Units with \$15,000 to \$40,000 of NSP assistance are subject to a 10 year affordability period and over \$40,000 are subject to a 15 year affordability period if affordability period is not met.
- B. Lease to Purchase: The program would transfer ownership of homes rehabilitated with NSP funds to sub recipients who will operate a lease to purchase program. Rents would be required to conform to the requirements for affordable rents defined above. When the tenant is able to buy the home, continued affordability would be provided pursuant to either a deed restriction program, or through a shared appreciation loan. The term of affordability will be defined as above based on total NSP investment in the activity.
- C. Documentation of Income-Eligibility The Kent County Community Development Department will ensure continued affordability for NSP assisted housing by requiring documentation of income-eligibility upon sale or initial occupancy through the following mechanism: 1) For homeownership: recording a notice of affordability restrictions and a regulatory agreement requiring any resale of property to be to another income-qualified buyer for an affordable housing cost; and 2) For rental: require the property manager or owner, as the case may be, to recertify that residents' incomes still qualify on an annual basis.
- D. Energy Efficiency: A home energy analysis will be conducted before and after renovation. Kent County Community Development will require that there is a minimum of 10 percent reduction in CFM units as evidenced by pre and post-rehab blower door tests. Kent county Community Development Department will require that renovations strive to meet Energy Star Standards.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response: Kent County will require that all NSP funded activities be completed to comply with the Michigan Residential Code in effect at the time of the rehab activity as well as all local codes in effect in the community where the activity is performed. In addition all NSP funded activities will improve energy efficiency as evidenced by a 10% increase in performance as measured by pre and post construction blower door tests and HERS.

### Low Income Targeting:

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$979,000. Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response: Kent County will use at least 25% of NSP funds to house individuals and families whose incomes do not exceed 50% of area median income. Experienced non-profit multi-family housing developers have indicated their willingness to purchase and rehab multi-unit residential properties which will provide affordable rental units. Their expertise will allow Kent County to invest in rental housing development at minimal costs. Management of completed units will be transferred to Community Rebuilders, an established organization whose mission is to provide safe rental units to customers at or below fair market value. Households not qualifying for conventional financing or who do not wish to purchase may rent the redeveloped properties. Limited subsidies may be made available for rental assistance from already funded sources allowing continued affordability. In addition to developing affordable rental units, the County anticipates rehabilitation of at least two single family units for purchase by households earning less than 50% of AMI. Affordability will be assured for these homeowners by only requiring the buyers to finance within their means. Affordable mortgages are defined as those requiring no more than 32% of household income to cover payments of principle, interest, taxes and insurance. NSP funds or alternative funds such as HOME may be left in the development of the unit to finance the gap between value and affordable mortgage if necessary. These funds will be monitored under the HOME affordability requirements at §24 CFR 92.254.

### Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income). If so, include: The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response: Drive by inventory of neighborhoods in the areas of greatest need lead us to believe demolition or conversion of dwelling units is not a priority. Existing inventories of abandoned properties lead us to believe funds will best be utilized through acquisition and rehab.

### Public Comment:

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response: The draft Substantial Amendment to the Annual Action Plan was posted on the Kent County web site:

(<http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/CommunityDevelopment.htm>) on November 7, 2008, and included a link for posting comments directly from the site as directed by HUD staff and at HUD sponsored trainings in Washington and Cleveland. The public comment period formally closed on November 31, 2008, but this is still an active link. Notice of the posting was also advertised in the Grand Rapids Press to ensure public knowledge of the comment period.

Public comments received in response to posting and advertising of the draft Substantial Amendment to the Annual Action Plan included the following observations:

-- Energy efficiency would be best measured by using blower door testing and HERS pre and post rehab and establishing a baseline with a percentage improvement required.

The recommendation had already been included in the application.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,912,796.00
Total CDBG Program Funds Budgeted	N/A	\$3,912,796.00
Program Funds Drawdown	\$0.00	\$3,477,319.25
Program Funds Obligated	(\$132,293.62)	\$3,716,063.23
Program Funds Expended	\$0.00	\$3,722,017.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$310,518.09	\$1,544,308.11
Program Income Drawdown	\$122,313.93	\$1,267,707.57

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$586,919.40	\$0.00
Limit on Admin/Planning	\$391,279.60	\$338,082.59
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$978,199.00	\$980,550.06

## Overall Progress Narrative:

During the April-June quarter six additional NSP houses were sold to new homebuyers bringing the total sold up to twenty-four. There is one additional home under contract with home buyer that will close early in next quarter. During the quarter two additional properties were acquired for permanent rental units. One is a single family home and the other is a four unit building. Both will be rehabilitated providing five additional energy efficient rental units to low income households. There is currently one other single family home under construction that will be finished and listed for sale in the next quarter.

Twenty-seven single family and seven rental properties have been acquired through the NSP Program. Twenty (20) are located in Wyoming, twelve (12) in Kentwood, and two (2) in Grandville. The average construction cost per rehabilitation job in the Kent County NSP program is \$64,150 and the average NSP funds invested in each house has been \$149,000.

The Kent County NSP before and after slide shows are posted on the Kent County website and can be viewed at: [http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/NSP\\_houses.htm](http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/NSP_houses.htm).

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001 NSP Admin, Administration	\$0.00	\$376,561.11	\$169,244.12
005 NSP Acq for Rental, Acquisition for Rental 50	\$0.00	\$232,194.87	\$232,194.87
007 NSP Rental Rehab, NSP Rental Rehab	\$0.00	\$422,091.07	\$195,111.71
009 ACQ SF, ACQ-Homebuyer	\$0.00	\$1,753,169.93	\$1,751,989.53
011 NSP Rehab for Homeownership, Rehab for Homeownership	\$0.00	\$1,128,779.02	\$1,128,779.02
013 Homebuyer Assistance, Homebuyer Assistance	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>14A Inner City Christian Federation (ICCF) Rehab</b>
<b>Activity Title:</b>	<b>ICCF Owner Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall****Apr 1 thru Jun 30, 2011****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$209,258.42
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$209,258.42
<b>Program Funds Drawdown</b>	\$0.00	\$209,258.42
<b>Program Funds Obligated</b>	\$0.00	\$209,258.42
<b>Program Funds Expended</b>	\$0.00	\$219,477.95
ICCF Non Profit Housing Corp.	\$0.00	\$219,477.95
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$21,778.21	\$106,306.66

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built before 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Houses will be located in one of the Kent County Target Areas.

**Activity Progress Narrative:**

307 Maplelawn SE - During this quarter construction has been underway at this property. Energy efficient improvements made include added insulation, new furnace and water heater, new roof, windows and doors. New driveway and walkway were put in along with the removal of some trees. New siding was installed, new paint throughout, updated electrical and plumbing. The basement at this property had a water issue we were made aware of during this quarter and a change order was submitted and we approved the necessary work to waterproof the basement. Inner City Christian Federation was able to obtain donations for the cost of building the garage which offset the added cost of waterproofing the basement. Expenses during this period totaled \$61,051.57, all drawn from program income. This amount includes repairs made to the property at 2604 36th Street in the amount of \$275.00 for sewer cleanout.

**Accomplishments Performance Measures****This Report Period****Total****Cumulative Actual Total / Expected****Total**

# of Properties	0	6/7
#Energy Star Replacement Windows	0	64/21
#Additional Attic/Roof Insulation	0	6/7
#Efficient AC added/replaced	0	0/6
#Replaced thermostats	0	6/7
#Replaced hot water heaters	0	5/7
#Light Fixtures (indoors) replaced	0	7/21
#Refrigerators replaced	0	5/7
#Dishwashers replaced	0	3/7
#Low flow toilets	0	4/7
#Low flow showerheads	0	5/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7
# of Singlefamily Units	0	6/7

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	3/5	6/7	83.33
# Owner Households	0	0	0	2/2	3/5	6/7	83.33

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>14A Kitson Homebuyer Rehab</b>
<b>Activity Title:</b>	<b>Kitson Owner Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lee Kitson Builder, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$274,361.92
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$274,361.92
<b>Program Funds Drawdown</b>	\$0.00	\$274,361.92
<b>Program Funds Obligated</b>	(\$13,691.21)	\$274,361.92
<b>Program Funds Expended</b>	\$0.00	\$320,931.84
Lee Kitson Builder, Inc.	\$0.00	\$320,931.84
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$40,240.05	\$190,804.48

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Kent County NSP Target Areas

**Activity Progress Narrative:**

Program income received for the sale of 4930 Haughey. Will be used to off set expenses in June draw. During this quarter all remaining homes rehabilitated by Lee Kitson Builder were sold to income qualified home buyers. The property at 1935 Cleveland was sold to an income qualified home buyer for \$63,900 and closed on 4/29/11 with home buyer assistance provided in the amount of \$15,280 in the form of a second mortgage. Program income in the amount of \$43,110.97 was received. The property at 46 Colrain was sold to an income qualified home buyer for \$87,500 and closed on 4/30/2011 with home buyer assistance provided in the amount of \$20,399 in the form of a second mortgage. Program income in the amount of \$60,644.62 was received. The property at 4930 Haughey was sold to an income qualified home buyer for \$74,500 and closed on 6/30/2011 with home buyer assistance provided in the amount of \$14,900 in the form of a second mortgage. Program income in the amount of \$51,049.59 was received. During this quarter expenses of \$25,566.33 were made and all drawn from program income. \$5,278.23 was drawn in April for March expenses and \$15,512.20 was drawn in May for expenses paid in February that were missed in that draw.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	5/5
#Energy Star Replacement Windows	40	61/25
#Additional Attic/Roof Insulation	2	5/5
#Efficient AC added/replaced	2	5/5
#Replaced thermostats	2	5/5
#Replaced hot water heaters	2	5/5
#Light Fixtures (indoors) replaced	34	54/25
#Light fixtures (outdoors) replaced	16	22/10
#Refrigerators replaced	2	5/5
#Dishwashers replaced	2	5/5
#Low flow toilets	2	6/5
#Low flow showerheads	2	5/5
#Units exceeding Energy Star	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/5
# of Singlefamily Units	1	5/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	1	3	3/1	2/4	5/5	100.00
# Owner Households	2	1	3	3/1	2/4	5/5	100.00

## Activity Locations

Address	City	State	Zip
46 Colrain SW	Wyoming	NA	49548
1935 Cleveland	Wyoming	NA	49519

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>14A Lighthouse Communities Homebuyer Rehab</b>
<b>Activity Title:</b>	<b>Lighthouse Homebuyer Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

011 NSP Rehab for Homeownership

**Projected Start Date:**

07/24/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Rehab for Homeownership

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Lighthouse Communities, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$442,862.70
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$442,862.70
<b>Program Funds Drawdown</b>	\$0.00	\$442,862.70
<b>Program Funds Obligated</b>	(\$32,505.21)	\$442,862.70
<b>Program Funds Expended</b>	\$0.00	\$458,287.01
Lighthouse Communities, Inc.	\$0.00	\$458,287.01
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$77,369.48	\$77,369.48
<b>Program Income Drawdown</b>	\$9,355.86	\$226,555.42

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Kent County NSP Target Areas

**Activity Progress Narrative:**

Program income received for the sale of 5198 Madison. Will be used to off set expenses for June draw. During this quarter the closing took place on 5/6/11 for the property at 5198 Madison which was sold to an income qualified home buyer for a sales price of \$105,300 with home buyer assistance provided in the amount of \$20,410 in the form of a second mortgage. Program income in the amount of \$77,369.48 was received. Total expenditures during this quarter were \$26,923.53, all drawn from program income. \$9,355.86 was drawn in April for March expenses.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	9/9
<b>#Energy Star Replacement Windows</b>	30	88/45

#Additional Attic/Roof Insulation	2	9/9
#Efficient AC added/replaced	2	9/9
#Replaced thermostats	2	9/9
#Replaced hot water heaters	2	9/9
#Light Fixtures (indoors) replaced	20	82/45
#Light fixtures (outdoors) replaced	13	34/18
#Refrigerators replaced	2	9/9
#Dishwashers replaced	2	9/9
#Low flow toilets	3	14/12
#Low flow showerheads	2	11/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	9/9
# of Singlefamily Units	1	9/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/1	4/8	9/9	66.67
# Owner Households	1	0	1	2/1	4/8	9/9	66.67

## Activity Locations

Address	City	State	Zip
5198 Madison SE	Kentwood	NA	49508

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>14A Mohawk Construction - Rehab</b>
<b>Activity Title:</b>	<b>Mohawk Construction Owner Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

02/01/2013

**Projected End Date:**

06/30/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mohawk Construction Group, LLC

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$145,804.13
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$145,804.13
<b>Program Funds Drawdown</b>	\$0.00	\$145,804.13
<b>Program Funds Obligated</b>	(\$9,188.20)	\$145,804.13
<b>Program Funds Expended</b>	\$0.00	\$145,804.13
Mohawk Construction Group, LLC	\$0.00	\$145,804.13
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$49,762.07	\$49,762.07
<b>Program Income Drawdown</b>	\$0.00	\$41,618.62

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Kent County NSP Target Areas

**Activity Progress Narrative:**

Program income received for sale of 1056 Rathbone. Will be used to off set expenses for June draw. During this quarter the remaining home rehabilitated by Mohawk Construction was sold to an income qualified home buyer. The property at 1056 Rathbone was sold for \$69,900 and closed on 6/16/2011 with home buyer assistance provided in the amount of \$13,711.32 in the form of a second mortgage. Program income in the amount of \$49,762.07 was received. A total of \$7,152.15 was expended during this quarter all drawn from program income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	2/2
<b>#Energy Star Replacement Windows</b>	15	19/14

#Additional Attic/Roof Insulation	1	2/2
#Efficient AC added/replaced	0	1/2
#Replaced thermostats	1	2/2
#Replaced hot water heaters	1	2/2
#Light Fixtures (indoors) replaced	12	22/10
#Light fixtures (outdoors) replaced	6	9/4
#Refrigerators replaced	1	2/2
#Dishwashers replaced	1	2/2
#Low flow toilets	1	3/3
#Low flow showerheads	1	3/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/2
# of Singlefamily Units	1	2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	1/2	2/2	100.00
# Owner Households	1	0	1	1/0	1/2	2/2	100.00

## Activity Locations

Address	City	State	Zip
1056 Rathbone SW	Wyoming	NA	49509

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** 14B NSP Set-aside Rental Rehab

**Activity Title:** NSP Rental Rehab ADR50

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

007 NSP Rental Rehab

**Projected Start Date:**

02/13/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rental Rehab

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$422,091.07
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$422,091.07
<b>Program Funds Drawdown</b>	\$0.00	\$195,111.71
<b>Program Funds Obligated</b>	\$0.00	\$226,538.70
<b>Program Funds Expended</b>	\$0.00	\$184,437.37
Lighthouse Communities, Inc.	\$0.00	\$184,437.37
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$122,358.69

**Activity Description:**

Developer will seek one-, two- and four-unit foreclosed rental properties for consideration under the Kent County NSP. Rental units will be made affordable to households at 50% Area Median Income or less. All units will be brought up to code, receive extensive energy efficiency improvements and marketability upgrades.

**Location Description:**

Activities will be restricted to target area identified in Section 1, A and B. Kent County will partner with experienced non-profit developers in these areas that meet NSP objectives and redevelop those areas where continuing foreclosures are deteriorating the quality of neighborhoods.

**Activity Progress Narrative:**

During this quarter offers were made and accepted on two additional rental properties. A single family home purchased for a permanent rental at 913 Cricklewood in Wyoming was acquired for \$57,000, with an as-is appraised value of \$58,000. The closing took place on 6/20/2011. The rehab budget is \$10,900 and includes adding energy efficient upgrades to the home. An offer was also accepted for a 4 unit rental property in the amount of \$55,000 with an as-is appraised value of \$59,000. This unit needs a complete gut rehab and the preliminary budget is \$244,904. The closing for this property will take place in the beginning of the next quarter. Both properties were inspected by Nederveld prior to the closings to verify that all needed repairs were reflected in the preliminary budgets and that proposed costs were reasonable. Total expenses during this quarter were \$64,783.56, all drawn from program income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	6/11

#Energy Star Replacement Windows	47	50/50
#Additional Attic/Roof Insulation	3	6/11
#Efficient AC added/replaced	3	6/11
#Replaced thermostats	3	6/11
#Replaced hot water heaters	3	6/11
#Light Fixtures (indoors) replaced	36	39/40
#Light fixtures (outdoors) replaced	12	15/20
#Refrigerators replaced	3	6/11
#Dishwashers replaced	3	6/11
#Low flow toilets	3	6/11
#Low flow showerheads	3	6/11
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/11
# of Singlefamily Units	6	6/11

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/11	0/0	6/11	100.00
# Renter Households	0	0	0	6/11	0/0	6/11	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>14G Habitat LH25</b>
<b>Activity Title:</b>	<b>Acq and Rehab Habitat LH25</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Habitat for Humanity Kent County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$194,271.40
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$194,271.40
<b>Program Funds Drawdown</b>	\$0.00	\$194,271.40
<b>Program Funds Obligated</b>	(\$75,728.60)	\$194,271.40
<b>Program Funds Expended</b>	\$0.00	\$194,271.40
Habitat for Humanity Kent County	\$0.00	\$194,271.40
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$6,725.56	\$52,394.60

**Activity Description:**

Habitat will identify available abandoned foreclosed single-family properties. These properties will be purchased at a discount. Habitat will write work specifications to bring the unit to code and redevelop the property for resale to a household at or below 50% AMI. Habitat for Humanity is bringing all of their homes up to LEED certification standards. Homebuyer assistance may be provided as part of project costs.

**Location Description:**

Houses will be located in target area identified in section 1 A and B.

**Activity Progress Narrative:**

During this quarter Habitat completed the home at 1242 Rathbone and closed on the sale with a low-income household on 6/22/2011 for \$74,000. The household received down payment assistance from MSHDA and a \$1,000 mortgage buy-down from the Kent County NSP. The retention agreement for this property is both with the family and with Habitat for Humanity. Should the current family default, Habitat agrees to resell the house to another household at 50% Area Median Income or less or else \$50,000 will be recaptured from Habitat (pro-rated monthly). In addition, Habitat agreed to put the equivalent amount of mortgage proceeds from 1242 Rathbone into another NSP house, subject to verification by the County. The construction of the property at 1146 Albers was also completed during this quarter and the home buyer closing will take place early in the next quarter. Total expenses during this quarter were \$17,500, all drawn from program income. \$6,725.56 was drawn in May for February expenses that were missed in the draw for that month.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/3

# ELI Households (0-30% AMI)

0

0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/3	0/0	2/3	100.00
# Owner Households	1	0	1	2/3	0/0	2/3	100.00

## Activity Locations

Address	City	State	Zip
1242 Rathbone SW	Wyoming	NA	49509

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14G ICCF Non Profit Housing Owner Acq</b>
<b>Activity Title:</b>	<b>ICCF Homeowner Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/28/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

ICCF Non Profit Housing Corp.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$53,340.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$53,340.00
<b>Program Funds Drawdown</b>	\$0.00	\$52,159.60
<b>Program Funds Obligated</b>	(\$1,180.40)	\$52,159.60
<b>Program Funds Expended</b>	\$0.00	\$52,159.60
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$200.00

**Activity Description:**

This activity is strictly acquisition and a support activity for 14A Inner City Christian Federation (ICCF) Rehabilitation. The performance measure for the household beneficiary will be reported at that activity. This activity involves acquisition of foreclosed/abandoned property for rehabilitation and resale to a household at or below 120% Area Median Income by ICCF Non Profit Housing Corporation.

**Location Description:**

Activity will be carried out in one of the Kent County NSP Target Areas.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
<b># of Parcels acquired voluntarily</b>	0	1/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>14G Kitson Builder 002 - Homebuyer Acquisition</b>
<b>Activity Title:</b>	<b>ACQ Kitson properties</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Lee Kitson Builder, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$114,194.56
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$114,194.56
<b>Program Funds Drawdown</b>	\$0.00	\$114,194.56
<b>Program Funds Obligated</b>	\$0.00	\$114,194.56
<b>Program Funds Expended</b>	\$0.00	\$114,194.56
Lee Kitson Builder, Inc.	\$0.00	\$114,194.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$103,755.59	\$159,213.35
<b>Program Income Drawdown</b>	\$0.00	\$1,263.28

**Activity Description:**

This activity is a support activity for the performance measure achieved under 14A Kitson Homebuyer Rehab. The two units will be counted at that activity when the home is occupied and the performance measure for this activity will remain zero because the national objective is being met at the rehab activity.

This activity will include acquisition of foreclosed or abandoned properties by Kitson Builders for resale to households up to 120% of Area Median Income. Two properties purchased under this activity included one ofn Groveland SW and Colrain SW both in Wyoming, MI.

**Location Description:**

Homes to be acquired will be located in one of the Kent County NSP target areas.

**Activity Progress Narrative:**

Program income in the amount of \$60,644.62 was received from the sale of 46 Colrain along with program income in the amount of \$43,110.97 received from the sale of 1935 Cleveland and was used to pay expenses during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/2
<b># of Parcels acquired voluntarily</b>	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/0	100.00
# Owner Households	0	0	0	0/0	1/0	1/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** 14G Kitson Builder 003-Marquette

**Activity Title:** ACQ Marquette

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Lee Kitson Builder, Inc.

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$25,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$25,000.00
<b>Program Funds Obligated</b>	\$0.00	\$25,000.00
<b>Program Funds Expended</b>	\$0.00	\$50,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$75,837.20
<b>Program Income Drawdown</b>	\$0.00	\$25,000.00

**Activity Description:**

This activity is a support activity for the performance measure achieved under 14A Kitson Homebuyer Rehab. The two units will be counted at that activity when the home is occupied and the performance measure for this activity will remain zero because the national objective is being met at the rehab activity.

An offer to purchase the house was submitted on November 6, 2009 in the amount of \$18,700.00 and was accepted. The as-is appraisal value of the property is \$28,500. The home has 3 bedrooms, a one stall detached garage and a full unfinished basement. The property will need to have lead clearance testing. The rehab estimates include energy efficient improvements including: new windows, exterior and interior doors, updated plumbing and electrical, new furnace and hot water heater, insulation added as needed, new flooring throughout, new cabinets, sink, and new energy efficient appliances in the kitchen including the installation of a dishwasher and microwave, new toilets, sinks, tub/shower enclosures in existing bathroom and add bathroom on 2nd floor. Improvements to the exterior include: remove existing porch and pour new porch cap with 4 columns, repair roof as needed and add gutters and downspouts to the rear of the house, new concrete steps at rear of house, new concrete driveway, repair and repaint existing shake siding on gables and install new vinyl siding to the balance of the home, demolish existing one stall garage and build new 22X22 garage with overhead door, service door and roofing and siding to match home, and add landscaping. A property on Cleveland was also purchased under this activity.

**Location Description:**

This property is located in the Wyoming NSP target area.

**Activity Progress Narrative:**

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# of Parcels acquired voluntarily	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/0	1/0	100.00
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14G Lighthouse Owner Acquisition

**Activity Title:** 14G Lighthouse SF ACQ

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$369,295.81
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$369,295.81
<b>Program Funds Drawdown</b>	\$0.00	\$369,295.81
<b>Program Funds Obligated</b>	\$0.00	\$369,295.81
<b>Program Funds Expended</b>	\$0.00	\$374,820.82
Lighthouse Communities, Inc.	\$0.00	\$374,820.82
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$79,630.95	\$240,148.06
<b>Program Income Drawdown</b>	\$0.00	\$110,899.56

**Activity Description:**

This activity is a support activity for the performance measure achieved under 14A Lighthouse Communities Homebuyer Rehab. The performance measure for this activity will remain zero because the national objective and beneficiary accomplishment is being reported at the rehab activity.

The activity includes acquisition of foreclosed houses for resale to households at or below 120% area median income. This activity is for Lighthouse Communities single family acquisition to be funded primarily with program income received from sale of other rehabilitated NSP houses. If not funded with program income directly, when program income is drawn to cover the cost of other activities, the program funds they "replace" will be moved to this activity for acquisition. Properties purchased under this activity included properties on the following streets: Highlander, Ash, Boone, Madison, and Wolf Run.

**Location Description:**

Kent County NSP target areas.

**Activity Progress Narrative:**

Program income in the amount of \$79,630.95 was received for sale of property at 2934 Boone SW, Wyoming. These funds will offset the April expenses when the next draw is processed.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	5/5
<b># of Parcels acquired voluntarily</b>	0	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/0	1/0	100.00
# Owner Households	0	0	0	1/0	0/0	1/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>14G Mohawk Construction 001-Rathbone</b>
<b>Activity Title:</b>	<b>ACQ Rathbone</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Mohawk Construction Group, LLC

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$29,039.74
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$29,039.74
<b>Program Funds Drawdown</b>	\$0.00	\$29,039.74
<b>Program Funds Obligated</b>	\$0.00	\$29,039.74
<b>Program Funds Expended</b>	\$0.00	\$29,039.74
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity is a support activity for the performance measure achieved under 14A Mohawk Construction - Rehab. The unit will be counted at that activity when the home is occupied and the performance measure for this activity will remain zero because the national objective is achieved under the rehab activity.

An offer was made and accepted to purchase a 3 bedroom, 1 bath home in the Wyoming NSP target area. The purchase price of the home is \$23,000 pending the appraisal coming back 1% less than sales price. The home will be completely rehabilitated for resale to a household at or below 120% AMI.

**Location Description:**

This property is located in the target area for Wyoming.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
<b># of Parcels acquired voluntarily</b>	0	1/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# of Housing Units	0	1/1
# of Singlefamily Units	0	0/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>Admin</b>
<b>Activity Title:</b>	<b>Admin</b>

**Activity Category:**

Administration

**Project Number:**

001 NSP Admin

**Projected Start Date:**

02/13/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Kent County Community Development Department

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$376,561.11
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$376,561.11
<b>Program Funds Drawdown</b>	\$0.00	\$169,244.12
<b>Program Funds Obligated</b>	\$0.00	\$376,561.11
<b>Program Funds Expended</b>	\$0.00	\$198,380.43
Kent County Community Development Department	\$0.00	\$198,380.43
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$44,214.25	\$168,838.47

**Activity Description:**

General program administrative funding

**Location Description:**

82 Ionia Ave NW, Suite 390, Grand Rapids, MI 49503-3036

**Activity Progress Narrative:**

During this quarter staff continued to complete day to day tasks of the NSP program including construction invoices, construction site visits, initial site visits of new properties, acquisition review and approval, review of home buyer qualifications, program reporting and planning. The program activity has been ramping down with the achievement of completed rehabilitation projects and home sales. Staff attended two webinars regarding rental property compliance and DRGR. Staff attended an Affordable Housing Conference and attended workshops pertaining to NSP along with a Fair Housing workshop. Monitoring visits were done with all developers regarding the home buyer files and process. Staff attended a home dedication for an NSP funded home through Habitat for Humanity. All administrative expenses for this quarter were paid from program income and totaled were \$88,119.59.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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